

June 3, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5- AGREEMENT NUMBER 2042
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by a public agency pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the agreement indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreement and copy are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

Implementation of Strategic Plan Goals

Approval of this agreement is also in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered and limited use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The properties described in this letter will be acquired by a public agency to be utilized for flood control purposes.

FISCAL IMPACT / FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax rolls.

Funds are budgeted in services and supplies for the Tax Collector's Office for publication costs. Publishing in accordance with Section 3798 of the Revenue and Taxation Code is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/ LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

A summary of the public agency's purchases is attached. This attachment indicates the affected Supervisorial District and the use for which the properties are being acquired. Moreover, we have attached copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

The Honorable Board of Supervisors
June 3, 2003
Page 3

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Approve and sign the attached agreement forms for the proposed "Tax Defaulted Subject to Power to Sell" properties which will be purchased through the Chapter 8 agreement.

Approve the publication of the proposed "Tax Defaulted Subject to Power to Sell" properties which will be purchased through the Chapter 8 agreement.

Respectfully submitted,

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:SP:hm
Bdltr.agreement.6/3/03

Attachments

c: Assessor
 Chief Administrative Officer
 County Counsel
 Auditor-Controller
 Internal Services Department

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2042

AGENCY

Los Angeles County Flood Control District
Public Agency (2 copies)

Selling price of these parcels
shall be \$3,974.00

Public Agency
intends to utilize
these properties
for flood control
purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5 TH	CITY OF GLENDALE	5601-016-027	\$ 818.00
5 TH	CITY OF GLENDALE	5617-006-037	\$ 850.00
5 TH	CITY OF GLENDALE	5652-004-002	\$ 959.00
5 TH	CITY OF GLENDALE	5652-005-013	\$ 632.00
5 TH	CITY OF GLENDALE	5653-012-001	\$ 715.00

AGREEMENT 2042

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

FIFTH SUPERVISORIAL DISTRICT



HARRY W. STONE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

MP-6**M0020010**

IN REPLY PLEASE
REFER TO FILE:

February 28, 2000

TO: Martha Duran, Administrative Services Manager
Secured Property Tax Division
Treasurer and Tax Collector.

A handwritten signature in cursive script, appearing to read "Brian Scanlon".

FROM: Brian Scanlon, Assistant Deputy Director
Mapping & Property Management Division

TAX DEFAULTED PROPERTY - SEALED BID 2000A AUTHORIZATION TO PURCHASE VIA CHAPTER 8

We have reviewed the list of properties to be auctioned by the Treasurer and Tax Collector (TTC) on March 13, 2000. We are interested in acquiring via Chapter 8 the 17 parcels listed (see attached Exhibit A) for flood purposes. The Los Angeles County Flood Control District is the purchaser.

This notification is in accordance with the procedure stated in your December 30, 1999 letter. We will start processing the acquisition of these parcels when we receive from TTC the Chapter 8 Purchase Agreements.

This authorization to acquire property on behalf of the Los Angeles County Flood Control District is pursuant to County Code Section 2.18.025.

WDS:psr
PB:SEALED BID

Attach.

EXHIBIT A

No.	Assessor Parcel No.				
1	X2582-035-001	LA CITY	697	92	5
2	3244-017-017	IN SAG REDEEMED			
3	5381-036-018	Co. of LA	993	93	5
4	5381-036-019	TUO2	93	5	
5	5435-038-003	LA CITY	1045	93	3
6	✓ 5601-016-027	GLENDAL	818	93	5
7	✓ 5617-006-037	GLENDAL	850	93	5
8	✓ 5652-004-002	GLENDAL	959	93	5
9	✓ 5652-005-013	GLENDAL	632	93	5
10	✓ 5653-012-001	GLENDAL	715	93	5
11	6239-001-001	COMPTON	1708	93	2
12	6385-026-018	PICO RIVERA	718	93	1
13	7034-022-036	CERRITOS	565	93	4
14	7163-001-013	BELLFLOWER	1579	93	4
15	7306-013-024	Co of LA	2876	93	2
16	8021-009-012	DOWNEY	800	93	4
17	8052-017-041	NORWALK	756	93	4



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
226 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Subject to Power to Sell Property

Name of Organization: Los Angeles County Flood Control District
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: X Objection to a Current Pending Chapter 7 Sale
(check one) Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring the Property Dunsmuir Canyon - Parcel 26
Verdugo Wash - Parcels 80, 83, 88, and 194

List the Propertie(s) by Assessor's Identification Number:

5601-016-027
5617-006-037
5652-004-002
5652-005-013
5653-012-001

Authorized Signature: Greg Kelly

Title: Asst Deputy Director

Date: 9/24/02

Agreement number: 2042 City of Glendale

§§3695, 3695.4, 3695.5 3791, 3891.3 and 3791.4

Adopted
8-29-00
Gomez/Bremberg
All Ayes

RESOLUTION NO. 00-168

RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE AGREEING TO THE
ACQUISITION OF CERTAIN TAX-DEFAULTED PROPERTIES BY THE LOS
ANGELES COUNTY FLOOD CONTROL DISTRICT

WHEREAS, the Los Angeles County Flood Control District has expressed interest in acquiring certain tax-defaulted properties located within the City of Glendale for flood control purposes, the descriptions and purchase prices of which are attached hereto as Exhibit "A"; and

WHEREAS, the City of Glendale agrees to the said acquisition by the Los Angeles County Flood Control District;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA:

SECTION 1. The City of Glendale agrees to the acquisition of certain tax-defaulted properties located within the City of Glendale by the Los Angeles County Flood Control District for flood control purposes, the descriptions and prices of which are attached hereto as Exhibit "A"

SECTION 2. The Mayor is hereby authorized to execute an Agreement to Purchase the tax-defaulted properties in favor of the Los Angeles County Flood Control District as set forth herein, and

HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT
COPY OF Resolution No. 00-168
ON FILE IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GLENDALE
DATED April 10, 2001

DORIS TWEDT, CITY CLERK
By Doris Twedt
CITY CLERK

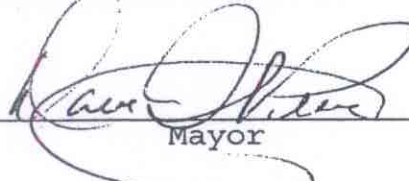
MARS

JAN 30 2001

6. C 1

the City Clerk shall attest the signature and affix the City Seal thereto.

Adopted this 29th day of August, 2000.

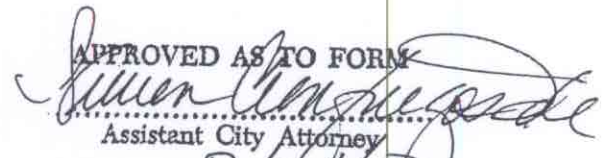


Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM


Assistant City Attorney
DATE 8/24/00

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)
 DORIS TWEDT

I, ~~AILEEN B. BOYLE~~, City Clerk of the City of Glendale, certify that the foregoing Resolution No. 00-168 was adopted by the Council of the City of Glendale, California, at a regular meeting held on the 29th day of August, 2000, and that same was adopted by the following vote:

Ayes: Baker, Bremberg, Gomez, Manoukian, Weaver

Noes: None

Absent: None

Abstain: None



City Clerk

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2042 (CONT'D)

EXHIBIT "A"

<u>LEGAL DESCRIPTION</u>	<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>
CRESCENTA CANADA AS PER BK 5 PG 574-575 OF M R THAT PART OF LOT 9 BLK 5 IN DUNSMUIR CANYON CHANNEL PER FM11116-4	CITY OF GLENDALE	1993	5601-016-027	\$818.00
SOUTHERN PORTION OF BLKS A B E F I J M N, P OF CRESCENTA CANADA LOT EX OF FLOOD CONTROL EASEMENT COM S 36°43'10" W 69.86 FT FROM MOST S COR OF LOT 60 TR # 4758 TH S 37°30'47" E 349.43 FT TH S 52°29'13" W TO SW LINE OF LOT 16 BLK F TH NW THEREON TO A PT S 36°43'10" W FROM BEG TH N 36° 43'10" E TO BEG PART OF LOT 16 BLK F	CITY OF GLENDALE	1993	5617-006-037	\$850.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2042 (CONT'D)

EXHIBIT "A"

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TRACT NO 5948 LOT COM AT NW COR OF LOT 110 TH SE ON NE LINE OF SD LOT 91.29 FT TH S 17¢29'10" W TO SW LINE OF LOT 108 TH NW ON SD SW LINE TO E LINE OF ALLEY TH N THEREON TO BEG PART OF LOTS 108, 109 AND LOT 110	CITY OF GLENDALE	1993	5652-005-013	\$632.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2042 (CONT'D)

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View Enlarged Map

View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

5601 16

SCALE 1" = 100'

1998



CODE
4045

FOR PREV. ASSMT SEE:
5601-16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

94070423020101-04
94070423020101-04

County of Los Angeles, Rick Auerbach, Assessor

5617

6

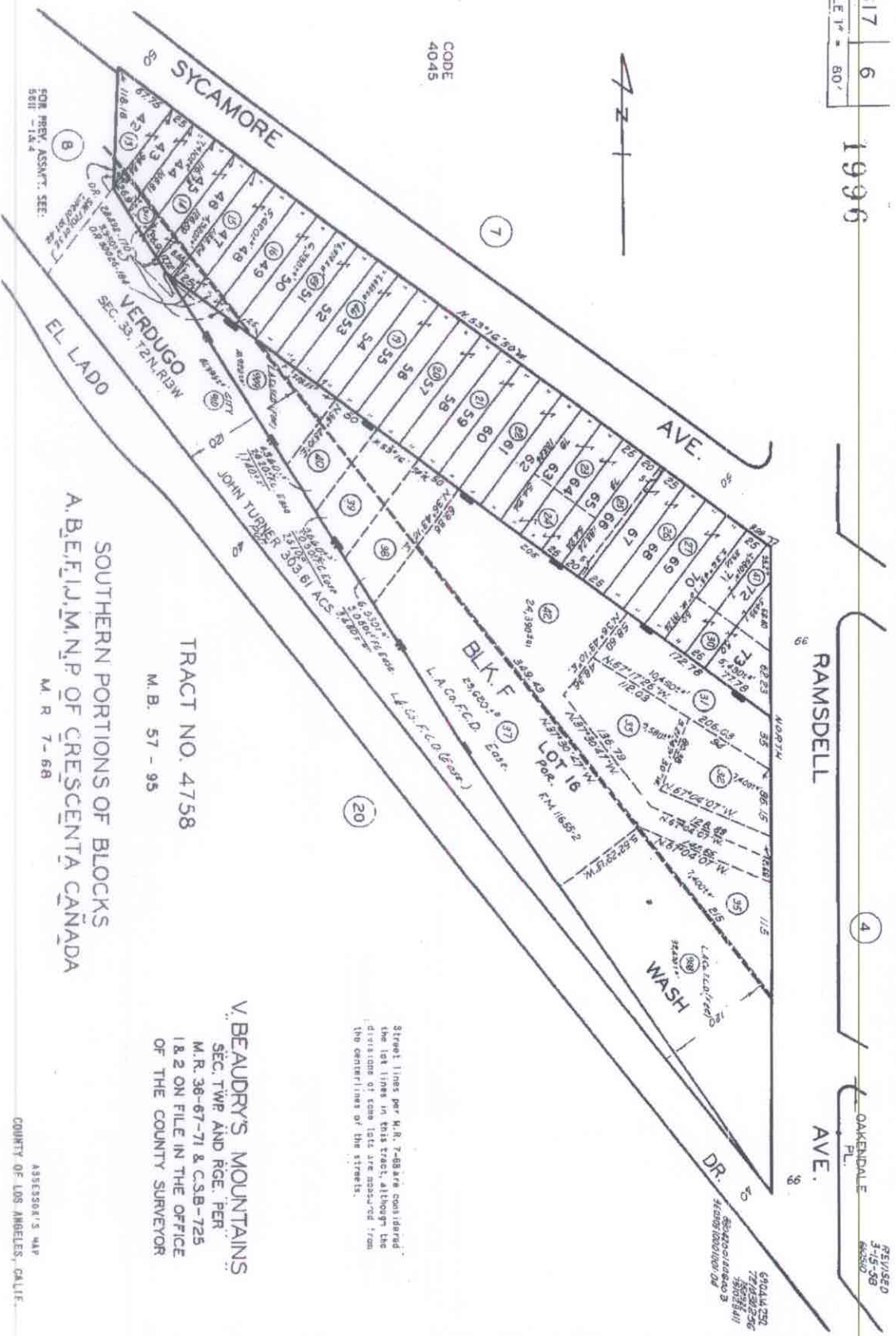
SCALE 1" = 80'

1996

RAMSDELL

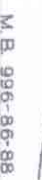
AVE.

4

OAKENDALE
PL.REVISED
3-15-98
REISSUEDCODE
4045

Street lines per H.R. 7-68 are considered
the lot lines in this tract, although the
divisions of some lots are measured from
the centerlines of the streets.

820107103
J1022107001001-04



County of Los Angeles: Rick Auerbach, Assessor

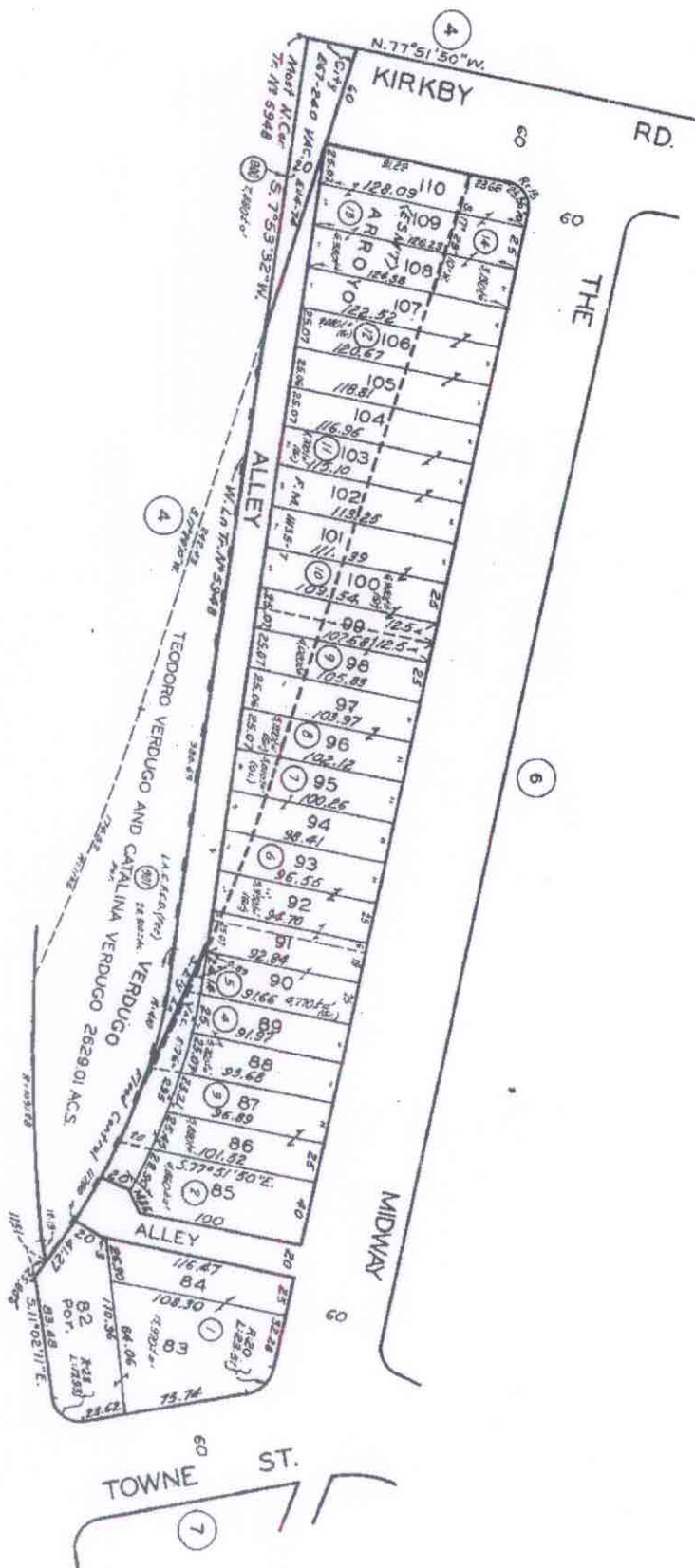
5652 5

SCALE 1" = 60'

DDE
4045
FOR PREV. ASSMT. SEE.
2021 - 6, 6, 7RANCHO SAN RAFAEL DEC. 1921 C.F. 61
TRACT NO. 5948 M.B. 106-38-39BK.
5650
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CANADA

BLVD.

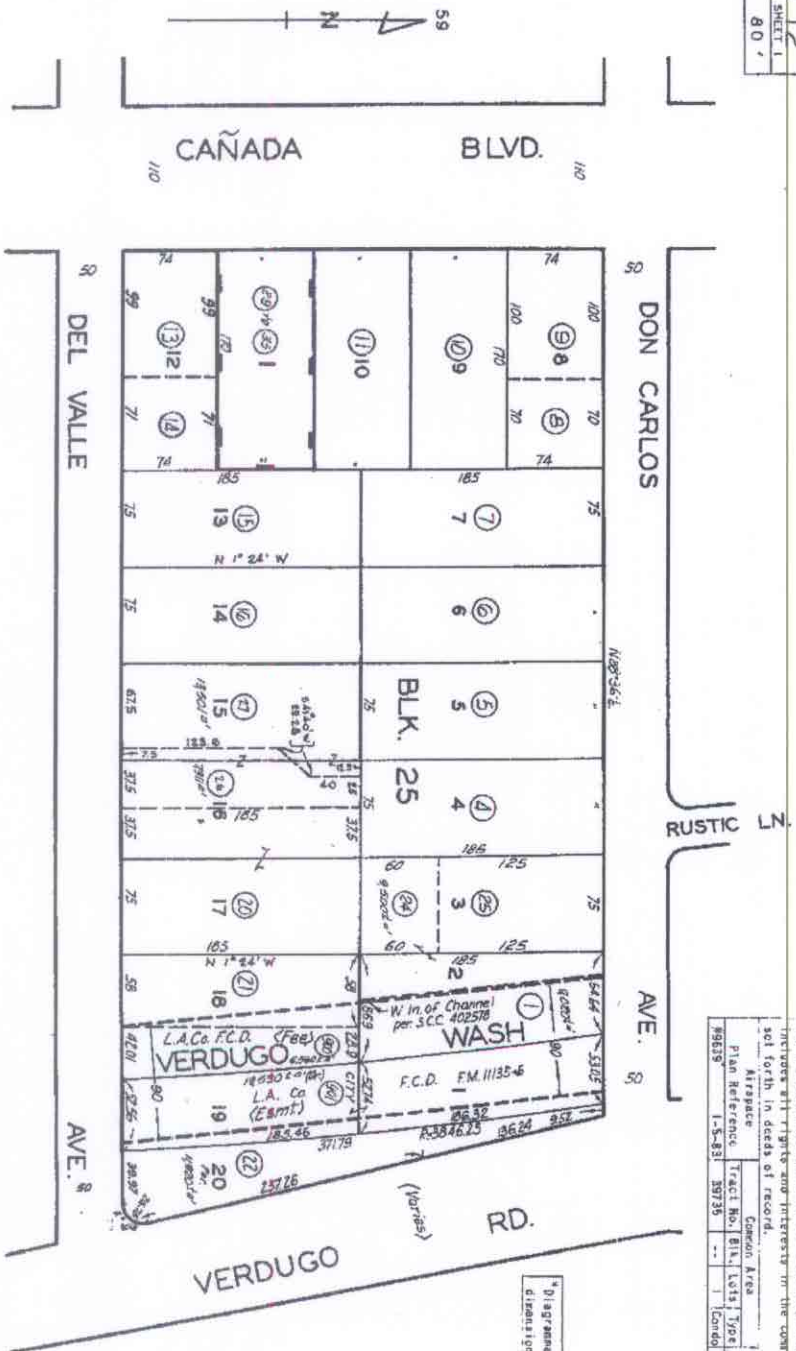


View Printing Instructions

5653 12
SHEET 1
SCALE 1" = 80'

The assessment of units in the following Airspace Plans, includes all rights and interests in the common areas as set forth in deeds of record.	Common Area	158th Division
Airspace		

REVISED
10-23-5
1-19-5
671101400



CONDOMINIUM
TRACT NO. 39735
M. B. 967 - 25-26

ASSessor'S MAP
COUNTY OF LOS ANGELES, CALIF.

ORIGINAL

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LOS ANGELES COUNTY FLOOD CONTROL DISTRICT** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

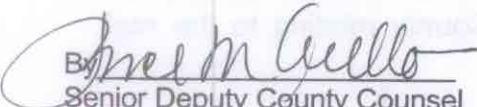
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

Agreement 2042

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT

By Brian Scanlon

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of GLENDAL hereby agrees to the selling price as provided in this agreement.

ATTEST:

Doris Sweet

City of GLENDAL

By [Signature]
Mayor

(seal)

APPROVED AS TO FORM
[Signature]
Assistant City Attorney
DATE 4/9/87

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By _____

AGREEMENT NUMBER 2042

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2042 (CONT'D)

EXHIBIT "A"

<u>LEGAL DESCRIPTION</u>	<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>
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SOUTHERN PORTION OF BLKS A B E F I J M N, P OF CRESCENTA CANADA LOT EX OF FLOOD CONTROL EASEMENT COM S 36°43'10" W 69.86 FT FROM MOST S COR OF LOT 60 TR # 4758 TH S 37°30'47" E 349.43 FT TH S 52°29'13" W TO SW LINE OF LOT 16 BLK F TH NW THEREON TO A PT S 36°43'10" W FROM BEG TH N 36° 43'10" E TO BEG PART OF LOT 16 BLK F	CITY OF GLENDALE	1993	5617-006-037	\$850.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2042 (CONT'D)

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SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2042 (CONT'D)

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LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

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The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

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APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

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Agreement 2042

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT

By Brian Scanlon

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chair of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of GLENDALE hereby agrees to the selling price as provided in this agreement.

ATTEST:

Doris Twist

City of

GLENDALE

By

[Signature]
Mayor

APPROVED AS TO FORM

[Signature]
Assistant City Attorney

(seal)

DATE 4/19/01

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By _____

AGREEMENT NUMBER 2042

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2042 (CONT'D)

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AGREEMENT NUMBER 2042 (CONT'D)

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